| 092.0 | 0004 | 0010.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 762,900 / 762,900 |
| | | | | | USE VALUE: | 762,900 / 762,900 |
| | | | | | ASSESSED: | 762,900 / 762,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 56 | | EPPING ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | SALAS-WRIGHT CHRISTOPHER & | |
| Owner 2: | SALAS-WRIGHT VANESSA | |
| Owner 3: | | |
| Street 1: | 56 EPPING ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SMITH ROBERT JAMES - |
| Owner 2: | SMITH ROBERT J JR & DIANE E - |
| Street 1: | 56 EPPING ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Clapboard Exterior and 2550 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7308.000 | 308,100 | 7,300 | 447,500 | 762,900 |
| Total Card | 0.168 | 308,100 | 7,300 | 447,500 | 762,900 |
| Total Parcel | 0.168 | 308,100 | 7,300 | 447,500 | 762,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.20 /Parcel: 299.20

**Legal Description**

**User Acct** 59689

**GIS Ref**

**GIS Ref**

**Insp Date** 03/27/09

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 092.0-0004-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 308,100 | 7300 | 7,308. | 447,500 | 762,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 308,100 | 7300 | 7,308. | 447,500 | 762,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 308,200 | 7300 | 7,308. | 447,500 | 763,000 | 763,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 269,600 | 7700 | 7,308. | 453,900 | 731,200 | 731,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 269,600 | 7700 | 7,308. | 338,800 | 616,100 | 616,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 269,600 | 7700 | 7,308. | 306,800 | 584,100 | 584,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 262,000 | 7700 | 7,308. | 294,100 | 563,800 | 563,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 239,700 | 8000 | 7,308. | 249,300 | 497,000 | 497,000 | Year End Roll | 12/11/2014 |

!7527!

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 05:43:28 |

**LAST REV**

| Date | Time |
|---|---|
| 01/09/17 | 08:49:42 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7527

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SMITH ROBERT JA | 67288-383 | | 5/20/2016 | | 659,000 | No | No | | |
| DOHERTY CAROL-- | 55943-434 | | 11/30/2010 | Family | 151,000 | No | No | | |
| | 20772-311 | | 9/1/1990 | | 185,000 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/13/2016 | 1528 | Solar Pa | 4,680 | C | | | | |
| 10/19/2016 | 1271 | Insulate | 2,545 | C | | | | |
| 10/17/2016 | 1252 | Heat App | 15,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/27/2009 | Meas/Inspect | 189 | PATRIOT |
| 3/25/2009 | Measured | 197 | PATRIOT |
| 10/26/2000 | Hearing Chag | 163 | PATRIOT |
| 6/26/2000 | Inspected | 263 | PATRIOT |
| 1/26/2000 | Mailer Sent | | |
| 1/26/2000 | Measured | 263 | PATRIOT |
| 8/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 59689 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7308 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 5 | | | | | | | | | 447,467 | | | | | | 447,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16777 | Total SF/SM: | 7308 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 447,467 | Spl Credit | | Total: | 447,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1962 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 31. % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | | Total: | 31 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 126.968 |
| Other Features: | 122500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 446469 |
| Depreciation: | 138405 |
| Depreciated Total: | 308064 |

## COMMENTS

IN-LAW IN BMT.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 10 | | BRs: 5 | | Baths: 2 | | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

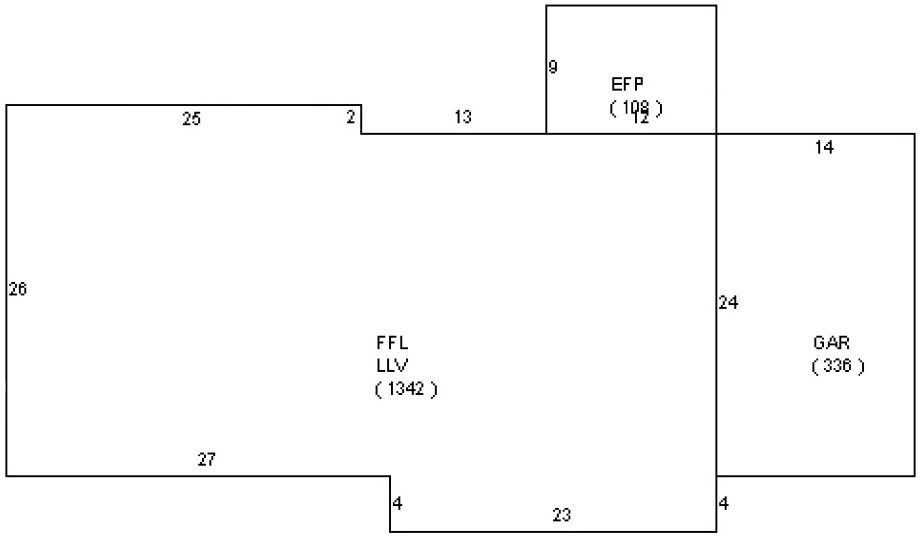
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 5 | |
| Totals | | | |
| 1 | 10 | 5 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 126.97 |
| Special Features: | 0 | Val/Su Net: | 98.50 |
| Final Total: | 308100 | Val/Su SzAd | 229.58 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,342 | 126.970 | 170,390 |
| LLV | Lower Level | 1,342 | 104.700 | 140,508 |
| GAR | Garage | 336 | 22.220 | 7,465 |
| EFP | Enclos Porch | 108 | 51.910 | 5,606 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,128 | | Total: | 323,969 | |
| Size Ad | 1342 | Gross Area | 3128 | FinArea | 2550 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 90 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 092.0-0004-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | Pool-Vinyl | D | Y | 1 | 18X40 | A | AV | 1970 | 16.76 | T | 39.2 | 101 | | | 7,300 | | | 7,300 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 7,300 | Total Special Featues: | | Total: 7,300 |